

**Proposed Amendments to Chapter 101 (Subdivision Ordinance)
of
The Code of the County of Fairfax, Virginia**

Staff comments on the proposed changes are shown in italics between passages of text. Changes to the amendments advertised for the Planning Commission Public Hearing held on January 15, 2003, are shown in red (online version only) with double strike through and double underline. Because the proposed amendments are related to a comprehensive revision of the Chesapeake Bay Preservation Ordinance that is being processed concurrently, the amendments which may ultimately be adopted by the Board of Supervisors may include provisions other than those set forth herein, and consequently, interested persons are encouraged to attend the public hearings on this proposed amendments.

Amend the Subdivision Ordinance, Section 101-2-2 (Minimum Requirements), by revising Paragraph (13) to read as follows:

(13) Stormwater Quality. All required Water Quality Impact Assessments, site-specific determinations of water bodies with perennial flow, Resource Protection Area Boundary Delineations and Resource Management Area Boundary Delineations shall be submitted and adequate measures shall be provided in compliance with Chapter 118 of the County Code and the Public Facilities Manual.

Implements changes to 9 VAC 10-20-105

Amend the Subdivision Ordinance, Section 101-2-5 (Final subdivision plat.), by adding new Paragraph (c)(12) to read as follows:

(12) All Resource Protection Area (RPA) boundaries and all Resource Management Area boundaries and a note or notes with the following information:

- (i) The source of the boundary information;
- (ii) The RPA is to remain undisturbed and vegetated in accordance with the requirements of Section 118-3-3(f) of Chapter 118 of the County Code;
- (iii) Only water dependent facilities or redevelopment is permitted in the RPA; and
- (iv) Where houses are to be served by on-site sewage disposal systems, each disposal system shall be pumped-out at least once every five (5) years and each disposal system shall be provided with a reserve sewage disposal site with a capacity at least equal to that of the primary sewage disposal site. Building shall be prohibited on the area of all such sewage disposal sites, including the reserve sewage disposal site, until the structure is connected to public sewer or an on-site sewage treatment system that operates under a permit issued by the State Water Control Board.

Implements changes to 9 VAC 10-20-191.A.4

Amend the Subdivision Ordinance, Section 101-2-10 (Fees.), by revising Paragraph (4)(C) to read as follows:

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(4) Waivers, exceptions, and modifications. A fee of \$500 shall be paid upon submission to the County of any request for a waiver, exception or modification of the County ordinances, including but not limited to the Subdivision Ordinance, the Chesapeake Bay Preservation Ordinance, and the Public Facilities Manual, except in the following cases. In no instance shall the total fee for all waivers, exceptions, and modifications associated with a construction plan exceed \$2,000.

(A) A fee of \$175 shall be paid for each request for a waiver associated with the minor adjustment of property lines.

(B) A fee shall not be assessed for the review of a waiver request submitted pursuant to Section 118-5-1(b) of the Chesapeake Bay Preservation Ordinance.

(C) An additional fee of \$250 ~~\$100~~ shall be paid with the submission of any exception request when a public hearing is required under Article 6 of the Chesapeake Bay Preservation Ordinance. A fee shall not be assessed for the review of an exception request submitted pursuant to Section 118-6-9 of the Chesapeake Bay Preservation Ordinance.

(D) A fee of \$1,400 shall be paid upon submission to the County of a public street frontage waiver request.